

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

OFFICE OF PLANNING

+ + + + +

MAYOR'S PUBLIC HEARING ON THE  
CONVENTION CENTER AREA STRATEGIC DEVELOPMENT PLAN

+ + + + +

PUBLIC HEARING

+ + + + +

THURSDAY

June 9, 2005

+ + + + +

The above-entitled Public Meeting was held at 7:00 p.m. in Room 107 of the Kennedy Recreation Center, 7th and P Streets NW, Washington, D.C., Chris Shaheen presiding.

OFFICE OF PLANNING STAFF PRESENT:

CHRIS SHAHEEN, Ward 2 Neighborhood Planner  
VIVIAN GUERRA, Ward 1 Neighborhood Planner

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CALL TO ORDER:

Chris Shaheen . . . . .3

COMMUNITY MEMBERS TESTIFYING:

Tim Mack. . . . .5  
 Frank Mobilio . . . . .7  
 Alex Padro. . . . .10  
 Pleasant Mann . . . . .13  
 Ray Milefsky. . . . .15  
 Lynn Johnson. . . . .17  
 Lori Dodson . . . . .19  
 Armond Spikell. . . . .20  
 Mary Sutherland . . . . .22  
 Betty Newell. . . . .23  
 Doris Brooks. . . . .26  
 Al Hajj Mahdi Leroy J. Thorpe . . . . .27  
 Michael Sendar. . . . .30  
 Virginia Lee. . . . .33  
 Harold Davit. . . . .36  
 Christopher Dyer. . . . .38  
 Barry Lumsden . . . . .42  
 Alfred Liu. . . . .44  
 Ronnie Harris . . . . .45  
 Karim Fadli . . . . .47

ADJOURN:

Chris Shaheen . . . . .48

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P-R-O-C-E-E-D-I-N-G-S

7:06 p.m.

CHAIRMAN SHAHEEN: Good evening. Thank you for coming out for the Mayor's public hearing on the draft Convention Center Area Strategic Development Plan.

My name is Chris Shaheen. I'm the Ward 2 Neighborhood Planner in the D.C. Office of Planning. Over the last 18 months, I've been working with the community to develop this plan.

The final document will become supplemental guidance to District agencies helping them to develop public policy for the study area in regards to affordable housing, retail, and infrastructure, as well as guiding private development and the use of land that's in public ownership.

As many of you know, we held our first public meeting of the planning process in October of 2003, and the last public meeting in July of 2004. The next steps for this plan will include making final revisions before it is submitted from the Mayor's office to the D.C. Council for its approval as a small area plan.

We are hoping to get this document to Council by the end of summer. And, based on comments

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1 that my office has received since the draft was  
2 released, there will probably be a number of revisions  
3 made between now and then.

4 After that, my office will submit a  
5 package of information to the Mayor's office, who will  
6 then submit it to the Council. The Council will hold  
7 their own public hearing that they will schedule and  
8 the community will be able to testify at that meeting  
9 as well.

10 Tonight's hearing is going to be very  
11 structured. It has to be so so the transcriber can  
12 record your comments and to make sure we hear from  
13 everyone who has registered to testify.

14 We are going to strictly adhere to the  
15 three-minute time allotment for hearing comments.  
16 Vivian Guerra, who is also with the Office of Planning  
17 will give you a one minute warning sign and a 30  
18 second warning sign.

19 We will not be entertaining questions  
20 about the plan or its recommendations. This hearing  
21 is to receive public comments pertaining to the plan  
22 only.

23 The order of those giving testimony  
24 reflects the order that people notified our office to  
25 testify. If the person is not here when they are

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1 called, they will be given the chance to testify when  
2 they arrive.

3 When you begin your testimony, state your  
4 name and the organization you represent, if any. If  
5 time allows, after all registered to testify have  
6 spoken, we will open the floor for additional comments  
7 from those who have not already testified.

8 And, with that, I will call Tim Mack.  
9 Please sit at the table and give your name and  
10 organization you're with.

11 MR. MACK: My name is Tim Mack and I'm the  
12 Chairman of the Board of Shaw Main Streets.

13 Thank you for the opportunity to address  
14 this group concerning the Convention Center Area  
15 Strategic Development Plan. Overall, it is an  
16 excellent effort and represents a great deal of work  
17 on behalf of both the Office of Planning and the  
18 community.

19 As Chairman of the Board of Shaw Main  
20 Streets, I speak on behalf of businesses and residents  
21 in the Shaw area along 9th and 7th, between K and  
22 Florida Avenue.

23 We have only one major set of concerns  
24 about the plan. But these concerns are of a serious  
25 nature. We've already sent a letter detailing the

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1 concerns, so I will only summarize them in under the  
2 three-minutes I have to speak.

3 The 1500 and 1600 unit blocks of 9th  
4 Street have not been included in the plan's designated  
5 9th Street Commercial District. And we are concerned  
6 about that. This lack of inclusion is in spite of the  
7 long history as mixed use areas, traditionally housing  
8 ground floor retail, which is in concert with the  
9 guidelines endorsed by the National Main Streets  
10 Program and by the City Main Streets Program.

11 While these blocks have not been in the  
12 past formally zoned C-2-A, their use has been  
13 grandfathered. And we feel the continued mixed use  
14 reflects the historic pattern of development and the  
15 best use of these two blocks.

16 If the plan as written presently has the  
17 effect of opposing and suppressing continued and  
18 productive commercial mixed use growth within these  
19 two blocks, we must go on record as opposing that  
20 designation.

21 While the Strategic Development Plan  
22 should serve as a guide for future development  
23 patterns, it should not act as an artificial barrier  
24 to the use needs of those citizens and the  
25 entrepreneurs who live and work in the Convention

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1 Center area.

2 The design of a neatly patterned block  
3 diagram should not suppress essential economic growth  
4 in the Shaw neighborhood. Progress as robust growth  
5 is more often organic than "neat". It is lively and  
6 vital and we need to support it and not suppress it.

7 Accordingly, I request that the 1500 and  
8 1600 blocks of 9th Street be designated C-2-A on the  
9 Convention Center Area Strategic Development Plan.

10 Thank you very much.

11 CHAIRMAN SHAHEEN: Thank you. Frank  
12 Mobilio. If you can please state your name and  
13 organization.

14 MR. MOBILIO: Sure. Frank Mobilio, Logan  
15 Circle Community Association President. Thank you for  
16 this opportunity to present the Logan Circle Community  
17 Association's comments on this draft strategic plan.

18 LCCA formed a small committee to comment  
19 and review this plan. This committee consisted of  
20 Harvey Chip Amoe, Tom Bell, Mike Gold Bernardo, Shasta  
21 Jones, LCCA's Vice President and Chair of the  
22 Environment Committee, and myself as Chair.

23 The committee members, excluding myself,  
24 reside within the boundaries of the draft plan. Many  
25 committee members have also participated in the public

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1 previous meetings for commenting on the plan and below  
2 is our summary and comments.

3 Our overall impression is favorable. We  
4 appreciate that the Office of Planning has  
5 incorporated many of the community's concerns and  
6 recommendations to the draft plan that were raised in  
7 several public forums over the last two years.

8 We recommend that the open space and park  
9 spaces be maintained and enhanced to provide light,  
10 clean air, rainwater absorption and percolation, as  
11 well as breathing space for the community.

12 The concept of open spaces for a healthy  
13 community is given great weight in the long history of  
14 city planning and we hope that the Office of Planning  
15 encourages this tradition in the area.

16 The proposed bike trails are a good first  
17 step in enhancing the livability of the community and  
18 encouraging the sustainable community as well as  
19 reducing automobile traffic and pollution, as well as  
20 providing a safe lane for cyclists.

21 We recommend that the District Department  
22 of Transportation continue to work with the community  
23 to enhance the 11th Street streetscape. LCC actively  
24 encourages development along this street to serve the  
25 needs of residents and visitors.

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1                   We also agree with the ideas proposed in  
2                   the plan for the Shaw Junior High and the Seaten  
3                   Elementary School sites. These two schools are in  
4                   poor condition and were designed such that they do not  
5                   take full advantage of their sites.

6                   As the plan identifies, both school sites  
7                   have rarely used concrete plazas. Redeveloping the  
8                   sites through the creative public/private partnerships  
9                   that include new schools, recreation areas, and mixed  
10                  used housings would certainly benefit the quality of  
11                  life and education for area residents.

12                  We also hope that the District will make  
13                  a decision soon as to the Convention Center Hotel  
14                  site. In the meantime, especially along the 9th  
15                  Street Corridor, the District must insure that those  
16                  businesses coming into the area are the best use for  
17                  any said property, serve the real needs of the  
18                  immediate community, and allow for the economic  
19                  expansion of the area.

20                  We strongly hope that the District  
21                  government and the District agencies listen to the  
22                  concerns of local residents as to their needs as to  
23                  the appropriateness of proposed establishments that  
24                  will be located along this area and other areas of the  
25                  corridor.

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1           We look forward to working with your  
2 office and other District agencies to continue to  
3 bring renewed life and vibrancy to this community.  
4 Thank you very much for this opportunity.

5           CHAIRMAN SHAHEEN: Thank you. Alex Padro.  
6 Please state your name and organization.

7           MR. PADRO: I'm Alexander M. Padro and I'm  
8 Advisory Neighborhood Commissioner for Single Member  
9 District 2C01, which includes 20 blocks in Central  
10 Shaw within the plan area.

11           There are four concerns that I've  
12 enumerated in my written comments submitted to the  
13 Office of Planning previously. I will quickly go  
14 through the first three, and then concentrate on the  
15 last one.

16           The first deals with outdated information  
17 regarding the plans the D.C. Public School Systems for  
18 both Seaten and Shaw. Both of those plans now have  
19 changed since the information that was included in the  
20 February draft, which is what I presume everyone's  
21 commenting on. It is what I am commenting on.

22           And, as a result, adjustments need to be  
23 made because there's simply erroneous information  
24 about DCPS's plans that are confusing to people that  
25 know otherwise.

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1 I'm not addressing the audience. I'm  
2 addressing the microphone. Sorry.

3 The second issue relates to the threat to  
4 existing and very precious and very limited green  
5 space, play space, and open space. And while the plan  
6 very correctly notes that this is one of the  
7 neighborhoods that has the least amount of such space  
8 in the entire District, unfortunately it also states  
9 that it may be desirable to have public/private  
10 partnerships that may encroach on that very limited  
11 space in order to generate new schools.

12 That is an issue of concern. Especially  
13 since we fought off the Seaten proposal that is  
14 mentioned as being active in the plan in the draft in  
15 February.

16 The third issue deals with the statements  
17 made about Kelsey Gardens Apartments. There is a  
18 statement there that a developer has expressed an  
19 interest in demolishing those buildings, replacing  
20 them with higher density and ground floor retail.

21 In fact, if the plan is really supposed to  
22 be supporting long time residents in affordable  
23 housing being in the neighborhood, we should be  
24 talking about the fact that the Kelsey Gardens  
25 Tenant's Association is working to buy their building

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1 so that there will be no displacement at all. I think  
2 that is very critical to address in the plan.

3 And then, lastly, the 1500 block of 9th  
4 Street and the properties on the corner of 9th, Q, and  
5 Rhode Island Avenue. If Carter G. Woodson were to  
6 come to Shaw under the provisions of the  
7 recommendations for the 1500 block of 9th Street under  
8 the Convention Center Area Strategic Development Plan,  
9 he would not be able to establish his office at 1538  
10 9th Street. He would be prevented from doing that.

11 For over a century, buildings have had  
12 ground floor retail on that block. They continue to  
13 have ground floor retail on that block. It's only  
14 been recently that Shiloh Baptist Church and others  
15 have decided to board up some of those spaces and not  
16 have those tenants any more.

17 But that's only a temporary condition.  
18 We've had three new businesses open up on the block in  
19 the past year. We're going to have more. It is  
20 critical that this plan respect the historic mixed use  
21 character of that block and make sure that that very  
22 critical corner at 9th, Q, and Rhode Island, that has  
23 tens of thousands of cars going by it every day is a  
24 retail location so that we can capture that as the  
25 northern terminus or gateway to the lower 9th Street

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1 retail corridor. Thank you very much.

2 CHAIRMAN SHAHEEN: Thank you. For those  
3 who can't exactly hear everything that's being  
4 commented, the room is set up the way it is because  
5 they're speaking into a microphone so that we can get  
6 all of the comments transcribed.

7 As far as being able to read or hear what  
8 the comments were, they will be posed on our website  
9 and we will mail them to anyone if you will contact  
10 our office. We can certainly make them available.

11 Pleasant Mann. State your name and the  
12 organization you are with, if any.

13 MR. MANN: Okay. Hi. I'm Pleasant Mann.  
14 I'm a resident of Shaw. I live at 1519 8th Street  
15 N.W.

16 What I want to do is briefly bring over --  
17 I have to say, in general, I admire your efforts over  
18 the two years that you've -- I think it's been almost  
19 two years, of trying to set up the area plan and do a  
20 thorough investigation of the needs of the  
21 neighborhood in trying to develop -- come up with a  
22 plan for the future.

23 However, there is one little oversight.  
24 For historic reasons, part of 9th Street on the 1600  
25 and 1500 blocks are -- there is no call to rezone them

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1 for commercial activity.

2 I have no idea why they were -- why  
3 they're not currently use zoned for commercial  
4 activity. In fact, my house resides in a commercial  
5 zone, but unfortunately I don't want to have a  
6 business there.

7 Unfortunately, what this does though is  
8 this sort of denies the historical nature of the  
9 neighborhood. I know that 9th Street isn't quite as  
10 old of a commercial quarter as 7th street has been.  
11 It only became commercial in 1872, when the  
12 Metropolitan Cable Care Company put a line down 9th  
13 Street.

14 However, since then 9th Street became a  
15 major commercial corridor. And you still see  
16 commercial buildings now. Unfortunately, they are not  
17 -- they're in a residential zone now.

18 Even though your plan calls for rezoning  
19 certain areas to encourage commercial development, the  
20 two blocks of 9th Street 1500 and 1600, are not part  
21 of it. And I think they should be because, if we're  
22 trying to encourage commercial development, it would  
23 help if your plan designated them as commercial zones.

24 Currently, the area has suffered because  
25 it has been the burden of the developer to try to go

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1 to the Zoning Board to try to get them changed to  
2 commercial, even though they've been designed  
3 commercial buildings. Even though they've been  
4 commercial buildings for 125 years. And it seems a  
5 terrible shame.

6 And for the past 20 years, they've been  
7 sort of suffering because it -- the burden is too  
8 great for most commercial developers. You know, I  
9 guess, in general something came to mind about  
10 Sojourner Truth, where their thing about see if you  
11 have a full cup and I have a half cup, wouldn't you be  
12 mean not to fill my half cup.

13 You know, we aren't asking for a Target or  
14 WalMart. We just want to get the neighborhood to have  
15 the commercial life it used to have. And by rezoning  
16 -- encouraging the rezoning of 1500 and 1600 to a  
17 commercial status that they once held, it will go a  
18 long way to doing that.

19 CHAIRMAN SHAHEEN: Thank you. Ray  
20 Milefsky.

21 MR. MILEFSKY: My name is Ray Milefsky.  
22 I live at 817 Q Street. I'm a resident of the  
23 neighborhood for 20 years.

24 I would like to register my most  
25 vociferous opposition to the rezoning of the 1500 and

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1 1600 blocks of 9th street.

2 The R-4 designation of residential with  
3 option to go commercial with the consent of the  
4 neighborhood is a workable and desirable option.  
5 Having C-4, we don't know what is going to come next  
6 to us.

7 I would also like to register my  
8 disaffection with this process in the sense that I  
9 spoke to two of my neighbors who just came today.  
10 They were totally unaware of this process and of these  
11 hearings. They live on 9th street and will be  
12 affected directly by commercial development.

13 In my 20 year tenure, the property next to  
14 my house has been vacant for a goodly percentage of  
15 it. But for seven years, I was subject to living next  
16 to a racist cult that was engaged in all sorts of  
17 activities. And the owner of the property was never  
18 helpful. He was usually just the opposite.

19 Twice we fought against crack whores and,  
20 with no help from the owner of the property. This  
21 same owner, Mr. Michael Sendar, is now desirous of  
22 turning these properties into a commercial operation  
23 on the first floor and the second and third floor  
24 being made residential.

25 Although I welcome seeing the development

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1 of these properties and Mr. Amoe knows very well that  
2 I whole heartedly supported his full commercial --  
3 full residential development of that area -- of that  
4 said property, I am very concerned that Mr. Sendar  
5 will put in something that is totally undesirable for  
6 the neighborhood; a liquor store, a greasy spoon  
7 place, a place where I have to deal with vats of  
8 grease and cooking smells and that sort of thing.

9 And, without the consent of the  
10 neighborhood, we don't have any voice. And this is  
11 why I am strongly, strongly urging all of my neighbors  
12 who live in the vicinity of the -- of the two areas is  
13 to maintain that status as a R-4 residence. Thank  
14 you.

15 CHAIRMAN SHAHEEN: Thank you. Lynn  
16 Johnson.

17 MR. JOHNSON: Good evening. I'm Lynn  
18 Johnson with the Westminster Neighborhood Association,  
19 at 9th and Westminster. Roughly, we represent 160  
20 households. We're happy to be here to give our  
21 comments to what we think is a very important study  
22 that's taken a lot of time and effort so far.

23 We're going to limit it tonight to simply  
24 the 1900 block of 9th Street N.W. And that's between  
25 T and U. And basically we're talking about the west

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1 side.

2 As I understand the plan, it currently --  
3 well, as I understand the zoning, it currently is  
4 industrial. Although it's not used that way. And I  
5 understand that plan would suggest that it be used for  
6 commercial. And we appreciate that.

7 However, the west side and mostly the  
8 southern half of the west side is primarily  
9 residential at the moment. And we're asking that that  
10 part of it be commercial and residential, mixed use.

11 The east side, we note, has mostly  
12 businesses and vacant properties at this time. As you  
13 may know, there's a project at 1931 9th Street that  
14 will add quite a few residential units to that block,  
15 if it does come true.

16 It's unclear to us what's recommended by  
17 Office of Planning for the 8th Street section of the  
18 1900 block, but we would think that the east side  
19 should be commensurate with whatever is requested for  
20 zoning on the E Street portion of that.

21 If we look at the west side from 1902 to  
22 1924 9th Street, it's nearly all residential. Only  
23 two of these 12 properties currently have business  
24 uses in them.

25 What's most important, though, is that

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1 those particular properties back up onto the  
2 residences at 9 1/2 Street. Now there is no alley  
3 between 9 1/2 Street residences and the 9th Street  
4 properties on the west side. So what they do directly  
5 affects each other.

6 There is a parking lot coming up the 1900  
7 block of 9th Street on the west side at 1931. And it  
8 appears at some point that may well have been an  
9 alley.

10 What we're suggesting is, that from that  
11 point south, that it be zoned residential on the west  
12 side. And that being a logical division between  
13 commercial and residential.

14 And we would request that the few  
15 businesses on the southwest portion that are there be  
16 left as nonconforming, with the hope that eventually  
17 they too would be restored to residential. Thank you.

18 CHAIRMAN SHAHEEN: Thank you. Lori  
19 Dodson.

20 MS. DODSON: Good afternoon. Chris,  
21 Vivian, good to see you. I am Ms. Lori Dodson. I am  
22 here representing the Board of Directors for the  
23 Thurgood Marshall Center Trust, as well as the Shaw  
24 Heritage Trust. And, for the record, we would just  
25 like to support the letter that was sent to Chris

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1 Shaheen by the United Planning Organization.

2 The United Planning Organization is one of  
3 our partners, as is the Ofton Organization. They've  
4 been involved with the forming of the Thurgood  
5 Marshall Center Trust and the Shaw Heritage Trust  
6 since its very beginning. And their interest in  
7 seeing businesses return to the 1500 block and 1600  
8 block of 9th street is also something that we share;  
9 that interest.

10 I would also like to add, for the record,  
11 that the Thurgood Marshall Center is a very important  
12 place to learn from, from a historical standpoint as  
13 we begin to develop this area. And especially  
14 considering the various historic landmarks throughout  
15 the Shaw neighborhood, we urge the -- we urge the  
16 planners to take -- to consider looking at the  
17 Thurgood Marshall Center and how that organization is  
18 formed; what's going on there now; some of our  
19 struggles and successes; in planning for other  
20 historic landmarks throughout Shaw. Thank you very  
21 much.

22 CHAIRMAN SHAHEEN: Thank you. Armond  
23 Spikell.

24 MR. SPIKELL: My name is Armond Spikell.  
25 I'm a principal with the Madison Retail Group and

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1 Rhodeside Development and a owner of the O Street  
2 Market property. And I'm glad to have this  
3 opportunity to applaud the work that the Office of  
4 Planning has done on this comprehensive plan.

5 I'd like to address two issues in  
6 particular. One is the retail corridor, which I think  
7 is an excellent idea and is consistent with our  
8 planned redevelopment of the O Street Market property.

9 Now that said, by the way, I noted in the  
10 plan that there was some \$31,000,000 projected to be  
11 currently spent outside of the area. And I do think  
12 that the area is terribly under served for retail and  
13 that the corridor stretching south on 7th Street to O,  
14 west on O, and south on 9th Street will be a very  
15 excellent corridor and workable. However, I don't  
16 know it's necessary to restrict retail from other  
17 parts of the neighborhood.

18 The other think I'd like to address is the  
19 housing issue. I noted in the plan that increased  
20 density is encouraged for sites as a way to promote  
21 affordable housing. And I think that that's an  
22 excellent idea and that one thing that should be kept  
23 in mind that additional density also will attract  
24 additional retailers.

25 The one thing that retailers like is to

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1 have more customers living close to their stores. So  
2 I think the two will go hand in hand.

3 As for our project, our plan that we're  
4 currently working with includes affordable housing.  
5 It includes additional retail. It includes  
6 opportunities for local and small businesses.

7 And one other thing that it includes,  
8 which I think is important to keep in mind going  
9 forward on any plan, is parking. I mean, parking,  
10 from what we've learned in this neighborhood is  
11 critical and needs to be considered in the development  
12 of, especially the retail corridor, but also housing.  
13 Thank you.

14 CHAIRMAN SHAHEEN: Thank you. Mary  
15 Sutherland.

16 MS. SUTHERLAND: Thank you. Mary  
17 Sutherland. I'm President of Rhode Island avenue Thru  
18 P Street Neighborhood Association and President of  
19 COPE, Citizen Organized Patrol Efforts.

20 I would like to state and let the record  
21 show that I will oppose -- I'm opposing the Convention  
22 Center Development planned, mainly because of lack of  
23 communication.

24 If you will look around this room this  
25 evening, you will see very few residents that's here.

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1 There's so many of them that was totally unaware of  
2 what is happening. Decisions and discussion has been  
3 made without the community as a whole -- as a whole.

4 And I, for one, haven't been notified  
5 regarding anything really from the Shaw and Main  
6 Street or manner. And I have a big problem with that.  
7 Because I am a resident for 37 1/2 years. So if  
8 there's information that I was not privileged to, not  
9 meeting the others.

10 I think mine's going to be very short  
11 because I am opposing this plan. Thank you.

12 CHAIRMAN SHAHEEN: Thank you. Betty  
13 Newell. There are some seats in the front if anyone  
14 in the back want's to use them. I'm sorry. Go ahead.

15 MS. NEWELL: My name is Betty Newell. I'm  
16 the President of the East Central Civic Association  
17 and I'm also a resident. And I just want to say it  
18 like this. I am also a citizen of the United States  
19 of America.

20 And this plan has a lot of things in it  
21 and I've gone through it and read as much as I could.  
22 Tonight, I don't have time to address every issue, but  
23 I can't say the page number because the pages are not  
24 numbered. But it has one part in this plan about  
25 neighborhood assessment. And that part really caught

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1 my eye.

2 Now for example, to show you that I am on  
3 target with some of the things I say, paragraph -- the  
4 last paragraph says during the 1980s and 1990s, long  
5 time residents who remained in the community  
6 aggressively fought to keep their neighborhood free of  
7 local -- of crime. Local Orange Hat Patrols, led by  
8 community leaders played a significant role. And you  
9 know, I brought that to you all's attention. And you  
10 did change that because it was really the Red Hats who  
11 had fought this.

12 So, like I said, time does not permit but  
13 it's a lot of other things in here. For example,  
14 African Americans with this plan, we've got affordable  
15 housing. We have training. We need jobs. We need a  
16 lot of things. So you say you're going to bring a  
17 retail in and all those things.

18 But my point is, if the community is not  
19 a vital part, inclusive of African Americans, to make  
20 certain that we get a clear view and a piece of every  
21 different pie you serve, we will again be left out.  
22 Because, if you read this page, it says the Federal  
23 Government did not invest a lot into Shaw.

24 Years ago, Shaw was predominantly African  
25 American. It had all kind of African American

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1 leaders, businesses, and everything. So you notice  
2 the trend as it has gone, we are being pushed out of  
3 the city because we can't afford it.

4 I'm speaking for my people that's in my  
5 area. We cannot afford this affordable housing that  
6 you all are talking about. The jobs, we are not  
7 getting our fair share of the jobs. When retail come  
8 in, my point is, how much of this retail will we  
9 really be involved in?

10 And I say that because even though you  
11 hire us temporarily, it seems as though it's just a  
12 matter of time before we are pushed out of the job.  
13 So I think all of -- when you do this strategic plan,  
14 I know you're talking about zoning all of this stuff,  
15 but we want to make certain this report includes other  
16 things other than what you have in it.

17 And because we have not been a part of all  
18 of the planning -- I went to two meetings, so I as a  
19 leader need to be involved in more than just two  
20 meetings. So, as far as this plan is concerned, I  
21 would like to recommend that it be tabled for further  
22 study done until more people such as myself and  
23 leaders such as myself and community people,  
24 residents, can become a part of the planning and be  
25 able to go through this document.

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1                   Let me say this. A lot of people read,  
2 but they may not have the understanding that I have.  
3 And that's how you can get over on people when they  
4 don't really understand things.

5                   So, I think this plan needs to be brought  
6 back again before it's finalized; more people  
7 involved. You have the high schools. You need to  
8 reach certain people who would never come to a  
9 meeting. Find some way to get people out to these  
10 meetings, is my point. Find a way to get us involved  
11 so we would know what is really going on.

12                   I know my time is expiring. And I said I  
13 can't address everything. But I would not like to see  
14 this finalized until we have time to be a part of it.

15                   CHAIRMAN SHAHEEN: Thank you. Barbara  
16 Curtis. If she comes later, we'll give her the  
17 opportunity to speak. Doris Brooks.

18                   MS. BROOKS: First of all, my name is  
19 Doris Brooks. I've been a resident of this area so  
20 long and I've seen so many changes. I definitely  
21 oppose this Convention Center Strategic Development  
22 Plan.

23                   Number 1, we don't need this plan right  
24 now. We need some decent schools and affordable  
25 housing is nothing but a lie. Main Street has been

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1 established and not doing anything.

2 And, when you Mr. stop going around and  
3 knocking on people's doors to get them to sell their  
4 houses. This plan will not work. And I will not  
5 support it. And I told my neighbors about it and they  
6 are not supporting it either.

7 Take that back to your office.

8 CHAIRMAN SHAHEEN: There's a blue Chevy  
9 Malibu that's parked outside. It's about to get a  
10 ticket. If that's anyone's car. Gloria Hightower?  
11 Eloise Wahab? Lillian Gordon? Al Hajj Mahdi Leroy J.  
12 Thorpe?

13 MR. THORPE: Good evening, Mr. Chairman.  
14 Al Hajj Mahdi Leroy J. Thorpe, Jr., Chairman of ANC-  
15 2C Commission.

16 I'll get right to the point. If you look  
17 around the room, you've got 21 people on the list. If  
18 you look at this community, it's not even reflective  
19 of the impacted residents.

20 The Shaw Heritage Fund, the Manet  
21 Incorporated National Trust, Shaw, and Main Streets  
22 have all failed to work closely with the ANC. Even  
23 our ANC Commissioner in this area, Alexander Padro,  
24 has not shared information with us and he's the  
25 Executive Director of the Shaw and Main Streets. It's

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1       been totally exclusive, even from your office.

2                   I've looked at some of the meetings where  
3       it was basically people that was basically targeted.  
4       Even when you looked at the line-up of this list, it's  
5       basically bogus.

6                   I mean, you have people that live right  
7       here that should have been -- should have had first  
8       preference to basically testify.

9                   Let me just say that the ANC-2C Commission  
10      has not taken any action yet on this plan.   However,  
11      I am very interested in what Mr. Milefsky and other  
12      residents of this community have to say about rezoning  
13      the 1500 and 1600 block of 9th Street.

14                  At this particular point, I as one vote on  
15      the Commission, I'm not in favor of rezoning it.   I  
16      agree with him that we don't know what we're going to  
17      get with the retail coming there.

18                  And I would like to invite everybody to  
19      come out to our July 6 ANC meeting at 6:30 p.m. at  
20      Africa Building, 440 R Street N.W., because we will be  
21      voting on the Mayor's Convention Center Area Strategic  
22      Development Plan as well as this so called proposal to  
23      rezone the 1500 and 1600 block of 9th Street.

24                  Let me just say, Chris, that I don't think  
25      you've done a very good job.   I've talked with your

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1 boss on this. We've met with Stanley Jackson from  
2 Economic Development.

3 It appears that you've been talking to  
4 people that have basically been trying to divide you  
5 from talking to other leaders in community  
6 organizations such as the East Central Civic  
7 Association and the Rhode Island through P Street  
8 Neighborhood Association, Citizen Organized Patrol  
9 Efforts, commonly known as the Red Hats, of which I'm  
10 the co-founder, and myself as Chairman of the ANC have  
11 not been privy to a lot of things that have been going  
12 on regarding this plan.

13 And let me go ahead and also throw the  
14 National Trust out. I think I did mention the  
15 National Trust in here. And also the Office of  
16 Economic Development as well, in terms of the outreach  
17 coordinators for this Ward has not been very thorough  
18 in getting people included in this process.

19 This process is a process of an economic  
20 development plan that basically benefits the wealthy  
21 and basically forces long term residents out of this  
22 community. Anybody with common sense that represents  
23 this community with any organization would not even  
24 support this plan.

25 I'm in opposition to it; however, the

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1 Commission has not taken a final vote. We will take  
2 a final vote at our next monthly meeting, next month  
3 so we can have something on record.

4 Thank you very much for allowing me to  
5 testify.

6 CHAIRMAN SHAHEEN: Thank you. Mike  
7 Sendar? This is not a presentation. This is  
8 generally an opportunity to comment specifically on  
9 the recommendations in the Strategic Development Plan.

10 MR. SENDAR: My name is Michael D. Sendar.  
11 I am the owner of the three lots at the corner of Q  
12 Street, 9th Street, and Rhode Island Avenue. I have  
13 owned the property since 1987.

14 When I purchased it and for about 10 years  
15 thereafter, it was occupied by the Nubian Islamic  
16 Hebrew Mission, a religious group. For the entire  
17 period, the group operated a retail store for the sale  
18 of religious books and artifacts at 816 Rhode Island  
19 Avenue.

20 In prior years, all three addresses have  
21 been used for retail. In fact, as appears from land  
22 records, the buildings originally contained show  
23 windows on the outside; which is an indication they  
24 were designed and originally used for retail.

25 My architect, Darrell Rippeteau, would

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1 have testified tonight as to the natural inherent  
2 retail character of the buildings, but he cannot be  
3 here because of his wife's illness.

4 If only for its character and its  
5 prominent location, the building is special. There is  
6 an opportunity here to create a structure and  
7 businesses which would uplift the neighborhood.

8 Recently I submitted a proposal to the  
9 Office of Planning for a mixed use development at the  
10 site. I have an enlarged drawing of the project right  
11 there if anyone should care to see it after the  
12 meeting.

13 It provides for two retail sites at the  
14 ground level and two stories of residential. The  
15 retail which is envisioned is a café or deli at the  
16 corner and perhaps a patisserie or other neighborhood  
17 store on the Q Street side.

18 The drawings have been prepared by Mr.  
19 Rippeteau with a keen eye towards the needs and  
20 architecture of the neighborhood, with which he is  
21 intimately familiar.

22 At a meeting on May 31st, the Office of  
23 Planning, through its representatives, indicated its  
24 preliminary disapproval of the project. If that  
25 position is maintained, it is unlikely that this

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1 project will survive.

2 The primary reason offered for the  
3 disapproval was that the first floor retail is  
4 inconsistent with current zoning and with the  
5 comprehensive plan. Under that plan, the 1500 and  
6 1600 blocks of 9th Street are designated for  
7 residential.

8 The OP has concluded that the  
9 comprehensive plan and existing zoning provides  
10 sufficient retail opportunities for the neighborhood.  
11 In fact, retail was planned on 9th Street up to P  
12 Street and on all of the comparable stretches of 7th  
13 Street.

14 What is the basis for distinguishing 9th  
15 Street, a major north/south corridor, from 7th Street?  
16 What is the basis for distinguishing the two block  
17 stretch of 9th Street from the rest of 9th Street  
18 below Rhode Island Avenue?

19 If ever there was a corner which cried out  
20 for tasteful retail development, it is this prominent  
21 corner of 9th and Rhode Island Avenue.

22 If my view is shared by any of the  
23 neighborhood residents in attendance, I encourage you  
24 to make your feelings known to the Office of Planning,  
25 which has the power to alter its recommendation.

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1                   Finally, I wish to dispute Mr. Milefsky's  
2 earlier characterization of my motives and of my plans  
3 for the space. I have no plans for a liquor store or  
4 for a greasy spoon or for any other tawdry retail  
5 enterprise. In fact, my hope is to create a first  
6 class building with first class retail around which  
7 the neighborhood would congregate.

8                   Thank you.

9                   CHAIRMAN SHAHEEN: Daniel Rippeteau is not  
10 here so we'll go on to Virginia Lee.

11                  MS. LEE: Good evening. My name is  
12 Virginia Lee and I'm a resident of the Shaw community  
13 in Ward 2.

14                  I wish to speak to the important role the  
15 Carter G. Woodson House plays in the enhancement of  
16 the character of this neighborhood. It possesses  
17 exceptional value in illustrating and interpreting the  
18 cultural themes of this nation's heritage found in the  
19 African American experience.

20                  The proposed renovation of the Woodson  
21 House will serve as a symbol of the rebirth of this  
22 once cohesive and liveable community. Even in its  
23 present state, it is a magnet -- a powerful magnet in  
24 drawing visitors to this area through the African  
25 American Heritage Trail.

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1           As a Shaw resident, I do not want the  
2 community to be marked into commercial conformity with  
3 national retailer lining the streets. Shaw needs  
4 something with the ability to provide visible and  
5 sustained influence on the area.

6           The Convention Center meets both criteria,  
7 but it lacks the humanistic appeal that gives me a  
8 sense of place. The Carter G. Woodson House is an  
9 authentic example of a popular architectural style  
10 characteristic in Washington in the 1890s, and has  
11 significant components of the historic landscape of  
12 the Shaw Historic District.

13          The commemoration of Dr. Woodson's name on  
14 the park located at 9th and Rhode Island Avenue by the  
15 Shaw Main Streets establishes as visual and physical  
16 link between his home and the historic Phyllis  
17 Wheatley YWCA.

18          The Carter G. Woodson House is centrally  
19 located at 1538 9th Street. Its preservation will  
20 help retain the original residential character of this  
21 portion of 9th Street which includes the Historic Shaw  
22 Baptist Church.

23          The National Park Service and the  
24 Association for the Study of African American History,  
25 which currently owns the house, are planning a

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1 cultural organization woven into the fabric of the  
2 Shaw community, creating new possibilities for the  
3 Carter G. Woodson House, that include multi-use  
4 buildings for scientific study, public use,  
5 recreation, and cultural entertainment.

6 It will offer both formal and informal  
7 educational enrichment for the surrounding schools and  
8 universities. The interpretive exhibits and hosting  
9 of special events will allow a natural collection to  
10 a growing arts community.

11 Its administrative operation will provide  
12 job opportunities for the local residents and require  
13 goods and services that can provide business for the  
14 surrounding community.

15 The Woodson House is positioned to  
16 cooperate, not compete with the growing business  
17 community. It offers a high degree of historical  
18 integrity and will allow this to be played out as a  
19 benefit for living and working in an historic  
20 district.

21 The location of the Carter G. Woodson  
22 House is transit oriented and pedestrian friendly.  
23 The three Metro stations located in walking distance  
24 to the Carter G. Woodson House will help in moving the  
25 anticipated increase in foot traffic on the streets of

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1 Shaw, and offer the small businesses as consistent  
2 flow of potential customers.

3 I thank you for this very comprehensive  
4 plan. It was the first I've ever read. I feel that  
5 the Carter G. Woodson House's place in it would serve  
6 as a cornerstone in the City's planning for this  
7 corridor. I thank you for this opportunity to  
8 highlight a national historic landmark and treasure  
9 which has cultural significance in this community.

10 CHAIRMAN SHAHEEN: Hal Davit?

11 MR. DAVIT: I'd like to thank the Office  
12 of Planning for inviting us to testify. I am Harold  
13 Davit, President of the Blagden Alley Association and  
14 this testimony is in support of the nodal development  
15 of 11th Street between L and M.

16 The Blagden Alley neighborhood represents  
17 the area immediately to the west of the Convention  
18 Center. This simple fact explains the reasoning  
19 behind our recommendation. That is, we expect 9th  
20 Street to develop with street level commercial  
21 businesses generally oriented to deriving significant  
22 portions of their income from Convention attendees.

23 In other words, these businesses will not  
24 be oriented primarily to the needs of the residents.  
25 Certainly, while some of the businesses will be

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1 enjoyed as much by residents as conventioners, 9th  
2 Street is not seen as a self-contained commercial  
3 strip useful to the neighborhood.

4 Of the three options presented for 11th  
5 Street, between L and M Street, residential linear,  
6 commercial, and nodal, the nodal is the most preferred  
7 by our group for several reasons.

8 We need some place to shop that we can  
9 walk to for things like dry cleaning, convenience  
10 stores, coin operated laundries, local restaurants,  
11 and the like.

12 Both nodal and commercial will provide  
13 this, whereas pure residential would not. It should  
14 be noted here that, from 9th and 10th Street, 13th  
15 Street is a bit of a trek, especially in bad weather  
16 or late at night. So that a heavily developed 13th  
17 Street would not satisfy our needs.

18 The linear commercial configuration would  
19 hold down the amount of residential in the  
20 neighborhood and provide more local retail than we  
21 need, given that the low number of high density  
22 housing units in the area compared the rest of the  
23 other parts of the District.

24 The neighborhood now has a residential  
25 character and we'd like to keep that. Large scale

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1 retail would bring more outside traffic and  
2 residential parking is one of the top concerns of  
3 residents in the area. We hope that the projected  
4 retail density will not overload our parking capacity.

5 At this point, we need to comment on the  
6 actual development of 9th Street near the Convention  
7 Center, or perhaps we should say the non-development.

8 It seems as if the District developed  
9 plans for a Convention Center oriented development  
10 around the Convention Center, build the center, and  
11 walked away; depending on the idea that build a  
12 Convention Center and they will come.

13 It is not working. The District needs to  
14 take seriously the completion of a tourist oriented  
15 package of which the center itself is just a part. It  
16 need to sell that street to the outside folks to come  
17 and enjoy it. Thank you.

18 CHAIRMAN SHAHEEN: Chris Dyer?

19 MR. DYER: Thank you for having us come  
20 and testify and thanks everyone for showing up. I'm  
21 Christopher Dyer. I am the Chair of the Community  
22 Development Committee of ANC-2F. We had a special  
23 committee to review the CCASDP and these positions  
24 have been formally endorsed by ANC-2F.

25 Overall, the plan is -- we're pleased that

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1 you've created a plan. However, the plan lacks  
2 sufficient emphasis on infrastructure. If it's to  
3 support significant area development in residential  
4 and commercial populations envisioned for the area,  
5 additional parking needs to be planned now for this  
6 area.

7 Plans should have identified several sites  
8 that would be appropriate for large public, preferably  
9 underground parking lots. For example, the current  
10 Parks and Recreations spot on 13th and S, and the  
11 National Capitol Revitalization Corporation properties  
12 at 7th and P and 8th and O.

13 The plan also calls for redevelopment of  
14 school facilities and recreation areas such as Shaw  
15 Junior High and Shaw Recreation and Seaten. It should  
16 explicitly incorporate the provision of underground  
17 parking at those sites.

18 The other thing that the plan does not  
19 ignore -- the plan seems to ignore is the need for  
20 more green space and recreation areas. The plan  
21 correctly notes the study area falls in one of the  
22 D.C. neighborhood clusters with the least amount of  
23 open space in the city. And we consider it absolutely  
24 critical to the site to identify at least one publicly  
25 owned site of a reasonable size; either within the

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1 aegis of the study, or to be completely redeveloped as  
2 a large multi-use residential park.

3 Also, there needs to be adequate support  
4 of basic utilities before resources are expended in  
5 the public realm area such as streetscape design, all  
6 terrain vehicle and bicycle lanes, and the underground  
7 utility pipes.

8 The second provision is affordable  
9 housing. The study makes frequent mention of  
10 encouraging affordable housing in the study area; but  
11 identifies few if any specific measures to achieve  
12 this goal.

13 We believe one of the most acceptable ways  
14 of promulgating affordable -- or promoting affordable  
15 housing in the study area would be through the  
16 promulgation of amendments to the zoning regulations  
17 to provide significant bonus density with the overall  
18 height parameters of existing regulations.

19 Also, under social -- in regards to social  
20 service agencies, the plan lacks discussion on social  
21 service agencies, community based residential  
22 facilities, and church based charities.

23 There are some specific sub-area concerns  
24 we have, and I'm going to try to get them in in one  
25 minute.

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1           The retail corridor. The community feels  
2 the retail should be compatible with the historic  
3 district. The community also supports redevelopment  
4 of the O Street Market.

5           The 11th Street corridor, we feel that  
6 recent and substantial residential development makes  
7 it impractical to continue to zone it as a mixed  
8 residential and commercial zone and we suggest that  
9 there be sub-zoning and rezoning to make it primarily  
10 residential, grandfathering the current existing  
11 commercial properties in the site.

12           And that, in a nut shell, is what we  
13 thought. We also whole heartedly endorse the notion  
14 that Shaw and Seaten School areas need complete  
15 redevelopment and we support many of the elements  
16 designed in the plan's recommendation.

17           However, as noted, we believe there are  
18 serious deficiencies with the current plan's  
19 recommendations for this area and we support in  
20 principal the notion of public/private partnerships  
21 are an appropriate mechanism to explore the  
22 redevelopment of these two sites, provided that any  
23 public/private development proposals be open to  
24 substantive community input at the earliest possible  
25 stage of the preliminary planning.

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1                   And if anyone wants a copy of this  
2                   recommendation, please see me after and we'll be happy  
3                   to get to you. And I thank you for this plat.

4                   CHAIRMAN SHAHEEN: That concludes  
5                   testimony from everyone who has registered to speak  
6                   tonight. Is there anyone here who did not register  
7                   who would like to provide comments? I see one, two,  
8                   three, four. Okay. We'll go in that order. If you  
9                   want to start, sir. And please give your name and if  
10                  you're with any organization.

11                  MR. LUMSDEN: Hello. My name is Barry  
12                  Lumsden. I'm the owner of Lumsden's Insurance Agency,  
13                  located at 1525 9th Street, in the 1500 block.

14                  I'd just like to say that I opened up that  
15                  office at that location in December, and since that  
16                  time I've had the opportunity to work in the community  
17                  and work along with the Seaten Elementary School in  
18                  putting on programs with the students on a fire safety  
19                  program, which we did; working with some of the local  
20                  business in the area; also, working with the Shiloh  
21                  Baptist Church.

22                  As a new business in the area, I found it  
23                  outstanding and remarkable that the rich heritage that  
24                  is in the Shaw District. And I feel very proud to be  
25                  a part of this community of rich history.

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1 Relocating here from another state, I was  
2 very fortunate enough to open up my office here in the  
3 Shaw area. Since that time, my purposes have gained  
4 more strength in being in that location. That being  
5 able to serve the community and the people that are in  
6 that area.

7 I have been able to not only serve them,  
8 but to be a viable part of their life, whether it  
9 would be in property, casual life, retirement, any of  
10 the services that I offer.

11 I have found that also that the community  
12 itself; the people who are from the community; who are  
13 from this area have found me a welcome breath of fresh  
14 air as well.

15 Keeping that in mind, I would like to say  
16 in reviewing this strategic plan that I would hope  
17 that the plan would include in the future zoning for  
18 mixed type of residence, light commercial, as well as  
19 residential.

20 I think that there can be a good  
21 combination of the both. I found myself shopping  
22 quite frequently at the store here -- the Giant store.  
23 However, I do know for a fact that if there was  
24 another store, a small convenience store, that would  
25 probably save me a lot of time. And I've gone in

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1 there and the line is backed up 15 to 30 minutes.

2 So, I think that the -- what I ask that  
3 the committee would keep in mind that the mixture in  
4 the community is always a good thing and it should be  
5 looked at in the future to bring other like commercial  
6 businesses in to support the community that's going to  
7 be a viable need to the community. Thank you.

8 CHAIRMAN SHAHEEN: Sir? Would you please  
9 state your name and organization you're with?

10 MR. LIU: Okay. My name's Alfred Liu. I  
11 am an architect and open planner.

12 Okay. I see the problem that I'm -- the  
13 dynamics in this application planning is very good, is  
14 a working situation. And I do think that the  
15 important thing is not just corridor after corridor.  
16 It's very simplistic to say about this plan. And I  
17 think it's the amount of commercial should be  
18 developed within five years because of the -- you  
19 know, a comprehensive plan should be amended every  
20 five years.

21 It may be too ambitious and cause all the  
22 neighborhood has a suspicious to being pushed out. So  
23 I think that you should have a co-advocacy planning in  
24 such sense, of staging and to try to do the maximum or  
25 minimum, but you should accomplish it in a five-year

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1 period. It's not just to draw a line, is corridor.  
2 And I'd like to see the reasoning on why we need so  
3 much commercial space. And that will convince the  
4 local people they need it for their advantage rather  
5 than just for the dumb people try to open up the  
6 corridor for marketing purpose.

7 So I think it is important that there's  
8 more work to be done. And especially in terms of  
9 parking and infrastructure and all of the other  
10 elements should be heavily discussed.

11 I think this is a very good beginning.  
12 Thank you.

13 CHAIRMAN SHAHEEN: Thank you. Ma'am?

14 MS. HARRIS: Hello. My name is Ronnie  
15 Harris. I'm a resident of Shaw. I live in Kelsey  
16 Gardens and I also sit on the Board for the Kelsey  
17 Gardens 2004 Tenant's Association.

18 I just wanted to go on record that I've  
19 given Mr. Shaheen a copy of a brief letter statement  
20 from the Association that points out inaccurate  
21 characterizations. On page 34 of the Development  
22 Guide, it refers to Kelsey Gardens by stating merely  
23 that there is a developer with interests in  
24 redeveloping Kelsey Gardens.

25 That statement, it's true, but it doesn't

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1 tell the whole truth. The Tenant's Association has a  
2 legal right to purchase Kelsey Gardens in pursuant to  
3 the District's Rental Housing Conversions and Sale  
4 Act.

5 Currently, we are engaged in negotiations  
6 with the owner of the building for the purchase of  
7 Kelsey Gardens. These negotiations are the result of  
8 a court order issued by the Superior Court Judge  
9 because the owners had refused to negotiate with the  
10 Tenant's Association as required by the Rental Housing  
11 Conversation and Sale Act.

12 Instead of moving forward with an attempt  
13 to sell to the out of state developer referenced in  
14 your development guide as part of the same litigation  
15 the justice also issued a preliminary injunction  
16 preventing the current owners from selling the  
17 building to any third party until the litigation has  
18 concluded.

19 I'm not going to into any more because you  
20 do have this on file and I'm sure that you will go  
21 over it; consider it; and I guess rephrase some of the  
22 things that you have.

23 And if you want to refer it to Kelsey  
24 Gardens, if you can come up with a better way.  
25 Because we are going to purchase the building. Thank

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1 you.

2 CHAIRMAN SHAHEEN: Thank you. Sir?

3 MR. FADLI: My name is Karim Fadli. I'm  
4 also a resident in Shaw. 1547 9th Street. First of  
5 all, I was unaware of the meeting today. Like Ray and  
6 another one of my neighbors, I was just informed today  
7 of the meeting. And I just think that there should be  
8 a flier. You have my e-mail now. And I just would  
9 really appreciate it if I could be informed of the  
10 meetings so I can attend them.

11 The second issue I would like to talk  
12 about is R-4 being mixed use. I don't see a need for  
13 the 1500 block and the 1600 block to go -- to transfer  
14 over to commercial.

15 As far as R-4 being mixed use, they can  
16 open up commercial, as long as it's agreed upon by all  
17 of the residents.

18 And the third point I'd like to touch on  
19 is the Shiloh -- the abandoned properties in front of  
20 my residence. All those properties, I have probably  
21 called the police six or seven times since I moved  
22 into the area because there are people that are still  
23 going in and out of those properties. They're not  
24 boarded up correctly.

25 I don't even know if this is where I bring

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1 that up, but something really needs to be done there.  
2 Because I come in in the middle of the night and  
3 sometimes may fear that somebody might jump out at me.

4 And that's all. Thank you.

5 CHAIRMAN SHAHEEN: Thank you. Is there  
6 anyone else here who has not spoken that is interested  
7 in giving comments? With that, that concludes our  
8 public hearing for this evening. Again, thank you for  
9 coming out tonight. And it looks like it has not  
10 started raining yet, so that's a good thing.

11 We are going to be submitting the document  
12 for approval to Council by the end of the summer.  
13 Then Council will schedule its hearing and, as usual,  
14 I will let you know when the hearing is scheduled so  
15 you can sign up for those to testify as well, if  
16 that's something you're interested in. Thank you.

17 (Whereupon, the hearing was concluded at  
18 8:06 p.m.)  
19  
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